

FARMINGTON CITY COUNCIL MEETING

Tuesday, October 2, 2007

CITY COUNCIL WORK SESSION/EAST CONFERENCE ROOM

PRESENT: Council Members Richard Dutson, Larry W. Haugen, Paula A. Alder, Sidney C. Young, Attorney Todd Godfrey, Financial Director Keith Johnson, City Planner David Petersen, Independent Engineer Tim Taylor, and Recording Secretary Kami Mahan.

Rick Dutson acted as Mayor Pro Tem due to the absence of **Mayor Scott Harbertson**. **Rick Dutson** began discussion at 5:15 p.m. The following items were reviewed:

Public Hearings

Rick Dutson informed the Council that the two public hearings scheduled on the Agenda would be continued until the next City Council meeting. He said that notices were not distributed in time, and that the Mayor and City Manager would not be at the meeting tonight.

Farmington Ranches HOA Discussion

Rick Dutson informed the Council that the Farmington Ranches HOA representatives would be at the work session at 6:00 p.m. to present their views, and that a committee would be formed to work out a compromise between the City and the HOA.

Mr. Dutson asked for a replacement for **David Hale** for the Town Meeting. **Larry Haugen** volunteered to take his place.

Agenda Item #2: Approval of Minutes of Previous Meetings

Rick Dutson pointed out a typographical error on Page 15 of the minutes of September 18, 2007. On the third paragraph from the bottom, the word "to" before "time" needed to be removed.

He also pointed out that on Page 16, headings were needed above **Paula Alder's** two motions regarding the "Meet the Candidates Night", and Approval of the Tentative Process considering the UDOT Legacy North Connection. The paragraph between the two motions needed to be moved to the end of the impact fees discussion.

Agenda Item #6: Consideration of Planning Commission Recommendation regarding UDOT's request to amend City's Master Transportation Plan to accommodate Legacy North to Legacy Connection.

Rick Dutson informed the Council that the Planning Commission recommended denial of this Agenda item. The Commission also recommended holding a public open house with Tim Taylor.

Todd Godfrey advised the Council to obtain additional information before a decision is made regarding a change of the City's Master Plan, and that it is important that the wording in any motion should not be too specific. **Tim Taylor** suggested that the City obtain input from environmental engineers before any decisions are made. The Council discussed what issues will be covered at the open house, as well as the way to present the motions at the Council meeting.

[**David Petersen** arrived at 5:25 p.m.]

Agenda Item #7: Consideration of UTA request for City to waive Transportation Impact Fee of \$10,446 and the monthly storm water utility fee for the Commuter Rail Station

Todd Godfrey suggested that the Council table this issue to submit for legal review, which should be completed within a couple of weeks.

Agenda Item #8: Consideration of UDOT (Legacy Team) Mitigation proposal for encroachment into City's storm water detention basin at Glover's Lane

Rick Dutson said that this action will be a ratification of what is already in progress.

Agenda Item #9: Consideration of Lynn Stoddard's request for City to extend culinary water line (approximately 1,360') to his property south of Glover's Lane

Rick Dutson reviewed this issue, and some members of the Council expressed concern that granting this request may set an unwanted precedent. The possible options, legal ramifications, and benefits to the City were discussed by the Council.

Todd Godfrey advised the Council not to discuss transfer of development at the regular Council meeting. The pros and cons of doing a TDR were discussed.

Agenda Item #10: Charles Evans' Request to be placed on October 16, 2007, City Council Agenda

Rick Dutson said that the Council will grant this request.

Agenda Item 11: Minute motion approving Summary Action list

- Approval of Disbursement List for July and August

Paula Alder asked for clarification on several items, which the Council discussed. **Keith Johnson** said that he would provide additional information at the regular Council meeting.

Agenda Item Election #12: Review of North Park Development Agreement with Terry Deru (1st Reading)

David Petersen reviewed this item, and distributed handouts to Council of the 1st reading.

Todd Godfrey told the Council that the development agreement is well done, but he expressed concern about the closeness of an October 16th deadline.

The Council discussed the specifics of the agreement, including the sunset clause. **David Petersen** told the Council to convey their concerns to City staff. The Council agreed that it is important to move forward on this issue as diligently and as quickly as possible.

Agenda Item #15: Ordinance reducing speed limit on Shepherd Lane near I-15 Bridge and/or closing the overpass bridge to pedestrian traffic

Todd Godfrey said that the Council can choose one of the options, but if they want to do both they must revise the Ordinance.

Agenda Item #16: Woodland Park Discussion/Clarification of City Council intent of use upon construction of new Police Station

The Council discussed the various uses of the park, and options for parking.

Farmington Ranches HOA Presentation

Rick Dutson welcomed the representatives of the HOA of Farmington Ranches who were present. He said that the City wants to move forward quickly on the items proposed by the HOA.

Mr. Dutson invited the Farmington Ranches HOA Representatives to address the Council.

Gordon Crabtree and two other representatives from the Farmington Ranches HOA, presented a summary of the HOA's position regarding specific areas in the Ranches. They acknowledged their desire to respect wetlands areas. They also reviewed in detail what the HOA would like to do in each of the specific areas of concern, relating to landscaping, functionality, and safety.

Rick Dutson suggested that a committee be established with members of the City Council, the HOA, the Planning Commission, and legal counsel, who will work through all of the concerns one by one. The issue can then be brought back before the Council for a hearing.

Lisa Romney, City Attorney, said that if there are changes to be made, a written amendment to the easement needs to be added. The amendment must meet two criteria: 1) to establish an amendment which is not detrimental to preservation of wetlands, and 2) after the easement amendment is approved, a conditional use permit can be applied for and changes can then be made. **Ms Romney** said that a conservation easement is not recorded on phases 4 and 5, but should be, under the development agreement.

David Petersen said that sometimes designated wetlands have been found not to be wetlands, and that perhaps this issue could be verified. He said that the City is willing to work with the HOA, and resolution can be achieved.

In response to a question by **Sid Young**, **Lisa Romney** said that in non-wetlands areas, the conservation easement can be amended. She said that this will be a balancing of upholding conservation values with functionality, and that the committee can resolve the issues.

Rick Dutson asked **David Peterson** to set up the meetings. He said the City wants to help, but that legal and other ramifications need to be addressed.

David Petersen pointed out that benefits to the property owners of working through these issues will last for decades.

REGULAR CITY COUNCIL/CITY CHAMBERS/CALL TO ORDER

PRESENT: Council Members Richard Dutson, Larry W. Haugen, Paula A. Alder,

Sidney C. Young, City Planner David Petersen, Financial Director Keith Johnson, City Recorder Margy Lomax, Recording Secretary Kami Mahan, Youth City Council Member Jessica Smith.

Rick Dutson, as Mayor Pro Tem, called the meeting to order at 7:06 p.m. **Jessica Smith** offered the invocation. The Pledge of Allegiance was led by **Chris Flinton**.

Rick Dutson excused **Mayor Harbertson**, Council Member **David Hale**, and City Manager **Max Forbush**.

APPROVAL OF MINUTES OF PREVIOUS MEETING (Agenda Item #2)

Larry Haugen moved to approve the minutes of the September 18, 2007 City Council Meeting, with changes as noted. **Paula Alder** seconded the motion. The voting was unanimous in the affirmative.

REPORT OF COMMITTEES / MUNICIPAL OFFICERS (Agenda Item #3)

City Planner **David Petersen** reported the proceedings of the Planning Commission meeting held September 27, 2007, at the Community Center. He covered the following items:

- The Planning Commission recommended that the City Council deny UDOT's Request to amend the City's Master Plan.
- The Planning Commission recommended approval of the Schematic Plan of the McBride Subdivision. **David Petersen** announced that this item needs to be postponed until the next City Council meeting, and that the applicant is agreeable.
- The Planning Commission recommended approval for the Schematic Plan of the North Park Development in the area of 82 West 600 North. It also recommended approval of the rezoning of several properties within that development to OTR and LR-F.
- The Planning Commission recommended approval of a change of zoning from A to AE, and of a Schematic Plan, on the Blonquist property located

at approximately 240 South west of 650 West.

- The Planning Commission recommended that the City Council table CenterCal's request to rezone two parcels of land located along both sides of Park Lane north of Clark Lane until further information is submitted concerning access to interior properties to the west and general traffic in the area. The Commission recommended that the City Council approve the location of a construction trailer on the site of the proposed Station Park development.
- The Planning Commission recommended delegating the handling of the West Tech site plan to City staff.
- The Scenic Byway Committee will give a presentation in a joint meeting of the City Council and Planning Commission meeting on October 11th, tentatively scheduled for 8:00 p.m.

PUBLIC HEARING: CONSIDERATION OF SCHEMATIC PLAN FOR NICHOLL'S NOOK PUD SUBDIVISION LOCATED AT APPROXIMATELY 100 WEST STATE STREET (BOTH SIDES OF 100 WEST SOUTH OF STATE STREET) (Agenda Item #4)

Rick Dutson said that because public notices did not get out, the public hearing would be continued until October 16, 2007.

Motion

Larry Haugen made a motion to continue the public hearing on the Nicholl's Nook Schematic Plan until October 16, 2007. **Sid Young** seconded the motion, which passed by a unanimous vote.

PUBLIC HEARING: CONSIDERATION OF SCHEMATIC PLAN FOR MCBRIDE SUBDIVISION CONSISTING OF 3 LOTS ON 2.14 ACRES IN AN AE ZONE AT APPROXIMATELY 320 SOUTH 650 WEST. (Agenda Item #5)

Rick Dutson said that because public notices did not get out, the public hearing would be continued until October 16, 2007.

Motion

Sid Young moved to continue the public hearing on the McBride Subdivision Schematic plan until October 16, 2007. **Larry Haugen** seconded the motion, which passed unanimously.

CONSIDERATION OF PLANNING COMMISSION RECOMMENDATION REGARDING UDOT'S REQUEST TO AMEND CITY'S MASTER TRANSPORTATION PLAN TO ACCOMMODATE LEGACY NORTH TO LEGACY CONNECTION (Agenda item #6)

Rick Dutson introduced this Agenda item and informed the audience that this was not a public hearing. He invited the applicant to address the Council.

Cory Pope, a representative from UDOT, said that UDOT respects the recommendation from the Planning Commission, but UDOT is still looking at Option 3 as a viable option. He said that UDOT will consider all corridors. **Mr. Pope** said that future development should not occur until a decision is made on this issue.

Rick Dutson opened the matter to the Council for discussion.

Sid Young said that there is a need and obligation for the City to preserve a corridor. Although several legislative criteria were set forth, the needs and wants of the community were not considered but should be. **Mr. Young** said he agrees with the Planning Commission that it is preferable to provide a corridor as far west as possible, and that environmental studies should be done.

Larry Haugen said that there is much traffic through Farmington from Kaysville, and that all corridors need to be considered. He said a corridor should be as far west as possible, and not put through the middle of the City.

Rick Dutson expressed frustration about poor planning, and said that Farmington should not bear the resulting burden. However, roads are congested and there is a clear need to address traffic concerns as a community. **Mr. Dutson** said that **Tim Taylor**, the City's independent

traffic engineering consultant, did not advocate any of the proposed UDOT Options, and that more information is needed before a decision can be made.

In response to a question by **Mr. Dutson, Todd Godfrey** said that it is important to remember the differing functions of the Planning Commission and the City Council. As a legislative body, the Council should refrain from being too specific in designating a preferred route.

Motion

Sid Young made a motion to deny UDOT's request to amend the City's Master Transportation Plan, including UDOT's preferred alternative #3. **Larry Haugen** seconded the motion, which passed by a unanimous vote.

Motion

Sid Young made a motion to formally request UDOT and the Utah Legislature to initiate an Environmental Assessment (EA) to more clearly define the "purpose and need" for Legacy Highway going through Farmington specifically as it related to the western corridor, which is the City's preferred option. The motion includes studying Park Lane, the road to the north, Burke Lane, and all areas on the west side of I-15.

The motion was seconded by **Larry Haugen**, and passed unanimously.

Motion

Sid Young moved to direct City staff to investigate the process for removing the current Legacy North to Legacy Corridor near Shepard Lane from the Master Transportation Plan, to direct staff to initiate a new Master Transportation Plan amendment effort to study issues related to Park Lane and its operation as follows:

- (1) The feasibility of Shepard Lane as a local-access interchange;
- (2) Evaluate development potential west of I-15 and quantify magnitude and traffic;
- (3) Identify and analyze key traffic access and circulation issues.

Paula Alder seconded the motion, which passed by a vote of 3 to 1, with Larry Haugen

voting against.

Larry Haugen explained that he does not want to lose the corridor through Woodside Homes and that all options should be kept open. **Sid Young** and **Rick Dutson** emphasized that the motion does not exclude any proposed corridors. **Rick Dutson** said that the Council needs to look more closely at the Master Transportation Plan.

Future development and possible interchange locations were briefly discussed by the Council.

Motion

Sid Young made a motion to officially request an open house to educate the public on the evaluation made by Tim Taylor on the four different proposed options for the North Legacy to Legacy Connection. **Paula Alder** seconded the motion.

The Council agreed that the open house would not occur until November or December.

The motion passed by a unanimous vote.

CONSIDERATION OF UTA REQUEST FOR CITY TO WAIVE TRANSPORTATION IMPACT FEE OF \$10,446 AND THE MONTHLY STORM WATER UTILITY FEE FOR THE COMMUTER RAIL STATION. (Agenda Item #7)

Rick Dutson reviewed the Agenda item. **Todd Godfrey** advised the Council to table the issue to the future.

Motion

Larry Haugen made a motion to table the UTA Request to Waive the Transportation Impact Fee and the Monthly Storm Water Utility Fee for the Commuter Rail Station. **Paula Alder** seconded the motion, which passed by a unanimous vote.

CONSIDERATION OF UDOT (LEGACY TEAM) MITIGATION PROPOSAL FOR ENCROACHMENT INTO CITY'S STORM WATER DETENTION BASIN AT GLOVER'S LANE (Agenda Item #8)

Rick Dutson told the Council that City staff has given a recommendation to approve the mitigation plan.

In response to a question by **Sid Young**, **Keith Johnson** said that the reservoir and pipe are sufficient to handle the water.

Motion

Paula Alder made a motion to approve Mr. Campana's preferred mitigation proposal for encroachment into the City's storm water detention basin at Glover's Lane. **Larry Haugen** seconded the motion, which passed by a unanimous vote.

CONSIDERATION OF LYNN STODDARD'S REQUEST FOR CITY TO EXTEND CULINARY WATER LINE (APPROXIMATELY 1,360') TO HIS PROPERTY SOUTH OF GLOVER'S LANE (Agenda Item #9)

Rick Dutson reviewed the request from **Lynn Stoddard** to extend the City's culinary water line to his property south of Glover's Lane, and invited the applicant to address the Council.

Lynn Stoddard explained that his well has been dry for two to three years, that his neighbors have wells, and that several property owners would benefit if the water line were extended. **Mr. Stoddard** said that if the request was not granted, he would have to drill another well and there was no guarantee that the water would be good. He requested that the line be extended.

Rick Dutson opened the discussion up to the Council.

Mr. Dutson said that one option is to transfer development rights from the adjacent property to **Mr. Stoddard's** west property. **Mr. Dutson** explained that the net effect of this proposal would be no loss to **Mr. Stoddard**, and that the line would be installed at the City's expense. **Mr. Dutson** said that there is no transfer of development rights Ordinance currently in place, and it would take time to put this into effect.

Mr. Dutson said that another option is for **Mr. Stoddard** to join with his neighbors in sharing the cost of obtaining culinary water. The Council discussed the costs of this option.

Rick Dutson asked **Mr. Stoddard** for his preference, and **Mr. Stoddard** said that his children are involved in the property, and that some of them would like to build homes there in the future. He believes his family would be amenable to transfer the development rights. He said that the water situation is an emergency and something needs to be done quickly.

Rick Dutson said that putting an ordinance in place would take time. **Mr. Dutson** said that City staff would work as quickly as possible, and that **Mr. Stoddard** should work with the neighbors regarding the water line extension.

Sid Young pointed out that the City needs to be cautious about setting a precedent in extending water lines because of financial considerations. But **Mr. Young** said that if it is a benefit to the City, he is agreeable.

Motion

Sid Young made a motion to direct City staff and an applicant to work with City staff and the City Attorney to prepare zone text for a transfer of development rights regarding all options. The motion was seconded by **Larry Haugen**, and passed by a unanimous vote.

CHARLES EVANS' REQUEST TO BE PLACED ON OCTOBER 16, 2007, CITY COUNCIL AGENDA (Agenda Item #10)

Rick Dutson opened the item up to the Council for discussion.

Larry Haugen said that Charles Evans has legitimate concerns. **Rick Dutson** suggested that the Council have a field trip to inspect the area.

Motion

Paula Alder made a motion to grant the request by Charles Evans to be placed on the October 16, 2007 City Council Agenda, with the understanding that two members of the governing body (members of the Problems and Resolutions Committee, **Sid Young** and **David Hale**) will work with Charles Evans. The motion was seconded by **Sid Young**, and passed by a unanimous vote.

MINUTE MOTION APPROVING SUMMARY ACTION LIST (Agenda Item #11)

- Ratification of Approvals of Construction Bond Agreements.

- Approval of Disbursement List for July and August

- Approval of Maintenance Agreement with Mark Carlile for Community Arts Center

Paula Alder asked **Keith Johnson** to clarify issues concerning payment for janitorial services in June, July, and August paid to Mark Carlile for the Community Arts Center. The Council discussed hourly versus monthly pay.

- Formal Approval of Resolution amending 8.100, 9.010, 9.040, and 9.130 of City Personnel Policies & Procedures regarding payroll, group health insurance, sick leave and retirement

Motion

Sid Young made a motion to approve the Summary Action List, with the deletion of the Mark Carlile custodial contract, until the issue of hourly vs. monthly pay is resolved, and that the item be put on the Agenda for next month. The motion was seconded by **Paula Alder**, and passed by a unanimous vote.

REVIEW OF NORTH PARK DEVELOPMENT AGREEMENT WITH TERRY DERU (1ST READING) (Agenda Item #12)

Rick Dutson reviewed this Agenda item, and told the Council that City Manager **Max Forbush** had concerns about the road which exits west out of the subdivision and its impact on the area. **Mr. Dutson** said he would like to see a map showing the development area in greater context.

Larry Haugen raised the issue of water problems above the development, which the Council discussed. **Todd Godfrey** said that those who are responsible for the water problems should be informed. **Rick Dutson** said that this issue should be addressed in the CC&R's for the

development.

The Council discussed details concerning landscaping in the development, as well as the timing of a conservation parcel being deeded to the City by the developer.

Larry Haugen pointed out a correction that needs to be made on Page 6 of the Development Agreement, item k (iv): The words “Weber Basin Water Conservancy District (“Weber Basin”)” should be replaced with “Benchland Irrigation”.

Rick Dutson asked which version of the International Building Code applies to the agreement. **Todd Godfrey** said that it would be the “current” version.

RESOLUTION AMENDING 6.10 OF CITY PERSONNEL POLICIES & PROCEDURES REGARDING EXEMPTED POSITIONS (Agenda Item # 13)

Rick Dutson said that this Amendment relates to the Public Works Director and the Parks and Recreation Director. **Todd Godfrey** said that under the Fair Labor Standards Act regarding overtime pay this action is necessary. **Mr. Dutson** said that **Max Forbush** reviewed this change with the two individuals, both of whom were in agreement.

Motion

Sid Young made a motion to adopt a Resolution amending 6.10 of City Personnel Policies and Procedures regarding exempted positions. The motion was seconded by **Larry Haugen**, and passed by a unanimous vote.

DISCUSSION OF CAPITAL FACILITIES PLAN & IMPACT FEE ANALYSIS DISCUSSION (1ST READING) (Agenda Item #14)

Rick Dutson reviewed this Agenda item. He said that **Max Forbush** had wanted two particular subjects pointed out: the impact fees service unit on Page 4, and the Woodland Park budget adjustment on Page 44. He said that the intent is to estimate the Woodland Park master plan expense at \$750,000.

There was a discussion of the Council with attorney **Todd Godfrey**, who said that the fees are legal, justifiable and sound. He explained that this meeting was an opportunity for

questions and answers on the proposed Capital Facilities Plan ahead of a public hearing in two weeks. In response to a question from **Rick Dutson**, **Todd Godfrey** said that these proposed increased impact fees would apply only on future developments and not those already approved.

In response to questioning by the Council, **Mr. Godfrey** explained that to simplify and ensure future capital plans against rising costs, escalator fees are built into the plan to avoid amending the plan and amount every two years. He said that impact fees must be based on the Capital Facilities Plan, and that fees vary from city to city because the capital facilities needed vary widely. He said that direct comparisons of impact fees from one city to another is therefore meaningless.

In clarification of a question from **Rick Dutson** about the park valuations, **Todd Godfrey** said that the value of the park improvements is subjective, and based upon the current level of service projected forward. **Mr. Godfrey** said that the methodology in the study was sound.

Rick Dutson pointed out that no particular action needed to be taken during the meeting other than the discussion. **Sid Young** asked for clarification of whether there is a culinary water impact fee. **Mr. Godfrey** answered that there is one, but it is not proposed that it be changed.

Rick Dutson introduced **Bob Rosenthal**, who prepared the proposed Capital Facilities Plan. It was pointed out that a public hearing will be held in two weeks.

ORDINANCE REDUCING SPEED LIMIT ON SHEPARD LANE NEAR I-15 BRIDGE AND/OR CLOSING THE OVERPASS BRIDGE TO PEDESTRIAN TRAFFIC (Agenda Item #15)

Rick Dutson explained that residents in the Oakridge area are rightfully concerned about the safety of the narrow bridge over I-15 at Shepard Lane. Children are walking and riding bikes over the bridge, and there is no protection against falling over a low railing onto Interstate 15. **Mr. Dutson** said that City staff has spoken with UDOT about these problems, but UDOT's position is that the bridge was built for a limited vehicular purpose and now development in the area has made it inadequate. **Mr. Dutson** stated that UDOT is preparing a safety analysis report but it is not yet ready, so it may be best to postpone this issue until the report is received.

Mr. Dutson said that the City has the options of (1) closing the bridge to pedestrian traffic, (2) narrowing the lanes by painting stripes and creating a wider shoulder for pedestrians, or (3) doing nothing. **Mr. Dutson** stated that expanding the bridge for pedestrians will cost \$20

\$4 million, which the City does not have and UDOT will not pay.

Mr. Dutson said that URMMA has advised that the liability for any injuries will rest with others, not the City. **Mr. Dutson** said that, nevertheless, the City should do something and City staff is recommending the speeding ordinance. The trails committee does not want to close the bridge to pedestrians as the crossing is part of the trails system. **Mr. Dutson** said that there is a legitimate safety concern.

Motion

Larry Haugen made a motion to table the matter until the UDOT safety analysis is completed. **Sid Young** seconded the motion. **Paula Alder** stated that she does not want to wait long because of the risk to the public. **Larry Haugen** amended the motion to table the item for two weeks. **Sid Young** seconded the amended motion, which passed by a unanimous vote.

WOODLAND PARK DISCUSSION/CLARIFICATION OF CITY COUNCIL INTENT OF USE UPON CONSTRUCTION OF NEW POLICE STATION (Agenda Item #16)

Rick Dutson explained that Woodland Park has a parking deficiency and is in need of an overall master plan. With the new construction of the Police Station there, it will impact on parking. **Paula Alder** stated that it was her understanding that the park would still be usable for plays even though the Police Station will be there.

Sid Young said that he did not want the arts use of the park to be reduced because of the construction of a Police Station. **Paula Alder** agreed. There was a general discussion concerning the parking situation at the park, and the impact of moving the Police Station to a different location. **Rick Dutson** suggested that a motion be made for City staff to review the possibility of moving the Police Station further to the north so there will be more parking for the park.

Mayor Harbertson arrived at the meeting at 8:53 p.m. and conducted the meeting from then on.

Sid Young asked whether the police are concerned about the secure parking being near the public parking. **Keith Johnson** said that a master plan for Woodland Park is needed, and that there will be a parking problem no matter what is done with the Police Station. He recommended that the Police Station be visible and not pushed back in a corner.

Mayor Harbertson said that flip-flopping the building at that location had been

discussed but it would not work because the secured area must be available. The Council discussed the location and plan of the building.

Sid Young said that the arts use of the park should be strong, and that the money saved by not buying new ground for the Police Station should be put into park development. **Larry Haugen** said he did not want too many trees to be cut down.

Rick Dutson said that he likes the idea of a master plan for the park. With the Police Station construction under way next year the Easter egg hunt and the summer play will have to be moved. Whether the play can be moved was discussed by the Council, and it was suggested that perhaps the Main Park could be used. **Paula Alder** said that it would be difficult for the play to work anywhere else.

Motion

Rick Dutson made a motion that a master plan be prepared for Woodland Park, which would address parking problems, the uses of the park, and concern for the neighboring residences. **Sid Young** seconded the motion, which passed unanimously.

Kevin Poff of the Planning Commission, who was in the audience, stated that the Farmington summer play is unique because it not only involves the citizens but people from surrounding areas as well. He said that any venue chosen must be able to accommodate many people.

AWARD OF BID & CONTRACT FOR CDBG GRANT PROJECT (INSTALLATION OF HANDICAP ACCESSIBLE RAMPS TO STAPP CONSTRUCTION) (Agenda Item #17)

Rick Dutson invited City Engineer **Paul Hirst** to review this item. **Mr. Hirst** explained that Stapp Construction gave the low bid on the installation of handicapped accessible ramps, but their low bid was higher than the amount of the grant. **Mayor Harbertson** said that Stapp must reduce its bid to the amount of the money available. **Sid Young** asked whether Stapp would do this, and **Mr. Hirst** replied that they would.

Motion

Paula Alder made a motion to award the CDBG Grant Project to Stapp Construction for the amount of the grant. **Larry Haugen** seconded the motion, which passed unanimously.

CONSIDERATION OF BUDGET CHANGES CLASS “C” ROADS AND FOR PERSONNEL STUDY (Agenda Item #18)

Mayor Harbertson explained that there was \$50,000 more in the Class C road budget than was anticipated. It was proposed that the budget for road painting be increased \$20,000 and that the budget for crack sealing be increased by \$20,000 from the Class C road budget. He recommended \$2,500 to \$10,000 be approved from the General Fund for a personnel study.

Keith Johnson said that the contractor for crack sealing would hold his costs to the same rate for sealing work if it is done this year.

Motion

Rick Dutson made a motion to authorize an amendment to Class C road expenditure increasing the budget to appropriate an additional \$20,000 for street painting and \$20,000 for crack sealing. **Paul Alder** seconded the motion, which passed by a unanimous vote.

Motion

Rick Dutson made a motion to increase the budget for a personnel study from \$2,500 to \$10,000. **Paula Alder** seconded the motion, which passed unanimously.

MAYOR HARBERTSON’S REPORT (Agenda Item #19)

Mayor Harbertson stated that he had a meeting with Nate Pugsley of Woodside Homes, who said that there is a concern among developers in the area that advertising for their development is not adequate due to their location. **The Mayor** said that the builders want to propose to the Planning Commission the possibility of posting of signs which will advertise all of the builders in that area. **The Mayor** said that **David Petersen** told the builders that the sign ordinance would need to be amended, which the builders will propose.

The Mayor also informed the Council that he, **Max Forbush**, and **Keith Johnson** met with representatives from Qwest, who will make a proposal to bring fiber optics into the commercial area. Qwest also talked about building out Farmington to at least 90%.

CITY COUNCIL REPORTS (Agenda Item #20)

Sid Young said that the quarterly Trails meeting was very effective. He also reported on the meeting of the South Davis Transportation Committee. He said that a large regional group is forming to advocate the BRT going on 200 East rather than on the Frontage Road, and is planning a November open house to show its proposal.

Mr. Young said that his neighborhood is having a meeting to encourage people to bombard the email address www.udot.utah.gov/southdavistransit with opposition to the 200 East route. **Mr. Young** expressed his concern that once the BRT is established, nothing would prevent UTA from going to a dedicated lane or to rail. He said that Mayor Russell of Centerville said his citizens will not allow it as proposed. **Mayor Harbertson** said that Bountiful Mayor Johnson is also opposed to the 200 East route.

MISCELLANEOUS (Agenda Item # 21)

Mayor Harbertson asked **David Safeer**, who has been involved with community plays, who was present, about possibly changing the venue for the summer play. **Mr. Safeer** explained that the Arts Council would need to make this decision. **Mr. Safeer** said that the present location is a unique venue which perfectly lends itself to the needs of the cast, crew, the set, as well as the audience. The Council discussed various possible locations, as well as alternative dates for Festival Days. **Rick Dutson** suggested hiring a sound consultant to be involved in deciding a location.

ADJOURNMENT

Rick Dutson moved to adjourn the meeting at 9:58 p.m.

Margy Lomax, City Recorder
Farmington City